



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year Clackamas County submits an Action Plan explaining how the U.S. Department of Housing and Urban Development (HUD) resources will be used to improve communities throughout the County. This is the annual implementation plan of the 5-Year Consolidated Plan addressing the Housing and Community Development needs in Clackamas County. The needs, goals and objectives were identified through collaboration with participating cities, County agencies and other public and private project sponsors. The goals of the Consolidated Plan are primarily targeted to low- and moderate-income residents of Clackamas County and were developed to:

1. Provide decent housing;
2. Establish and maintain a suitable living environment; and
3. Expand economic opportunities.

To accomplish these goals the County has engaged the following long-term housing and community development objectives:

- (1) Revitalization of distressed neighborhoods;
- (2) Expansion and improvement of community services and facilities;
- (3) Expansion and conservation of the housing stock;
- (4) Expansion of employment opportunities for low and moderate income persons; and
- (5) Elimination of conditions detrimental to the community's health and welfare.

The current Consolidated Plan covers the 5-year period beginning July 1, 2012 and ending June 30, 2017. This is the fifth (5th) of five annual action plans for this period and covers the 12-month period beginning July 1, 2016. The action plan, developed with the input of citizens and community groups, serves four major functions:

- (1) It is the County's application for funds available through the three HUD formula grant programs: the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG) programs;
- (2) It is the annual planning document, built through public input and participation, for CDBG, HOME, ESG, and other related programs;
- (3) It lays out expected annual funding resources, the method of fund distribution, and the actions the County will follow in administering HUD programs; and
- (4) It provides accountability to citizens for the use of the funds and allows HUD to measure program performance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 5 year goals described briefly here are listed in detail in AP 20 Annual Goals and Objectives on page 34 of this Action Plan.

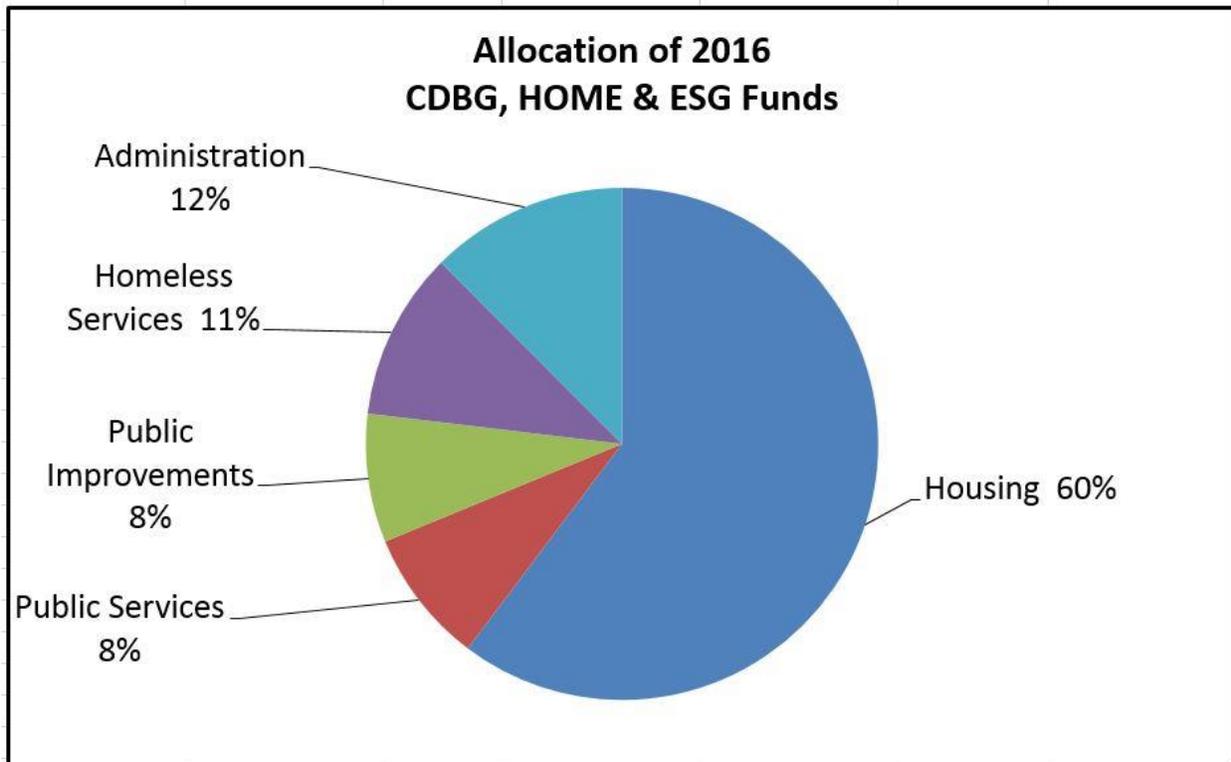
Clackamas County HCD has four (4) housing related goals to assist a total of 10,820 households over 5 years with housing units and information. On these 4 goals HCD has assisted a total of 16,571 households to date during 4 Action Plan Years (2012 to 2015) and plans to assist 2,985 in program year 2016.

HCD has two (2) human services related goals to assist 750 households over 5 years with services. For the human services goal area HCD has assisted 3349 persons in approximately 790 households during 4 Action Plan Years (2012 to 2015) and plans to assist 190 people in 80 households in program year 2016. Lastly HCD has two (2) community development related goals to improve neighborhoods and facilities that have resulted in improved access to facilities for 8,515 households during 4 Action Plan Years (2012 to 2015). In the 2016 program year HCD plans to complete projects and neighborhood facilities to benefit over 1,350 people in over 540 households.

Specific projects for program year 2016 are listed in the 2016 Objectives and Outcomes chart.

Number	Project Name	Objective	Outcome
2016/0005	2016-2017 Homeless Count	Decent Housing	Availability/Accessibility
2016/0008	Annie Ross House Family Shelter	Suitable Living Environment	Availability/Accessibility
2016/0001	Clackamas County Housing Rehabilitation Programs	Decent Housing	Affordability
2016/0006	Employment Connection	Creating Economic Opportunities	Availability/Accessibility
2016/0004	Housing Rights & Resources	Suitable Living Environment	Availability/Accessibility
2016/0014	Installation Subsidy for Fiber Optic Service	Suitable Living Environment	Availability/Accessibility
2016/0017	Jennings Lodge Pedestrian Improvements	Suitable Living Environment	Availability/Accessibility
2016/0007	Mentor Athletics	Suitable Living Environment	Availability/Accessibility
2016/0010	Mobile/Manufactured Home Roof Project	Suitable Living Environment	Availability/Accessibility
2016/0009	NCRA Sewer Hook-Up Grant Program	Suitable Living Environment	Availability/Accessibility
2016/0016	Optional Emergency Assistance	Suitable Living Environment	Availability/Accessibility
2016/0011	Red Lodge Transition House for Women	Suitable Living Environment	Availability/Accessibility
2016/0018	Tiny Houses Community	Decent Housing	Availability/Accessibility
2016/0015	CHDO Operating Support Grant	Decent Housing	Availability/Accessibility
2016/0012	2016 Multifamily Housing Project	Decent Housing	Affordability
2016/0020	TBRA HOME	Decent Housing	Affordability
2016/0019	CWS Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility
2016/0019	ESG HMIS	N/A	N/A
2016/0019	Los Ninos Cuentan/Casa Hogar	Decent Housing	Availability/Accessibility
2016/0019	NHA - HomeBase	Decent Housing	Availability/Accessibility
2016/0019	NHA Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility
2016/0019	Springwater Shelter Operation & Programs	Suitable Living Environment	Availability/Accessibility

2016 Objectives and Outcomes



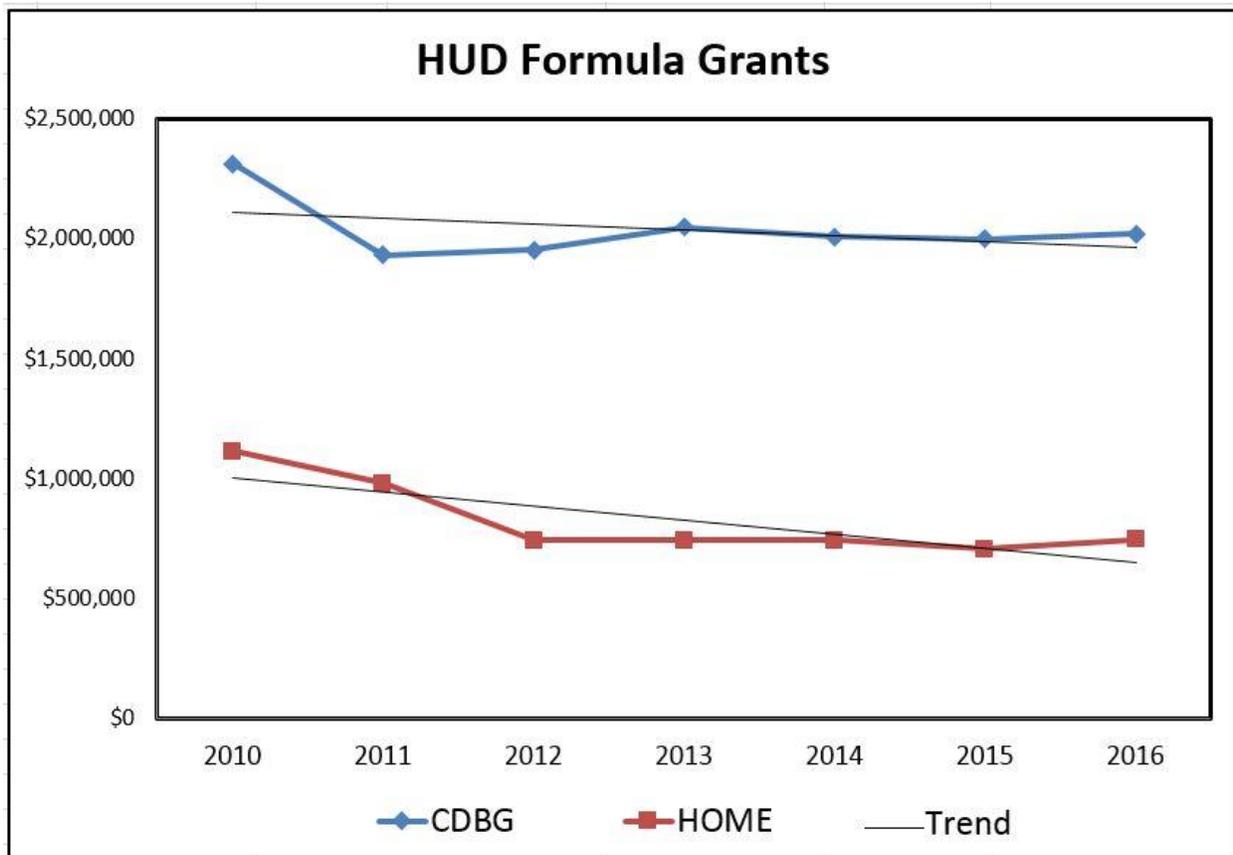
Allocation of Funds

3. Evaluation of past performance

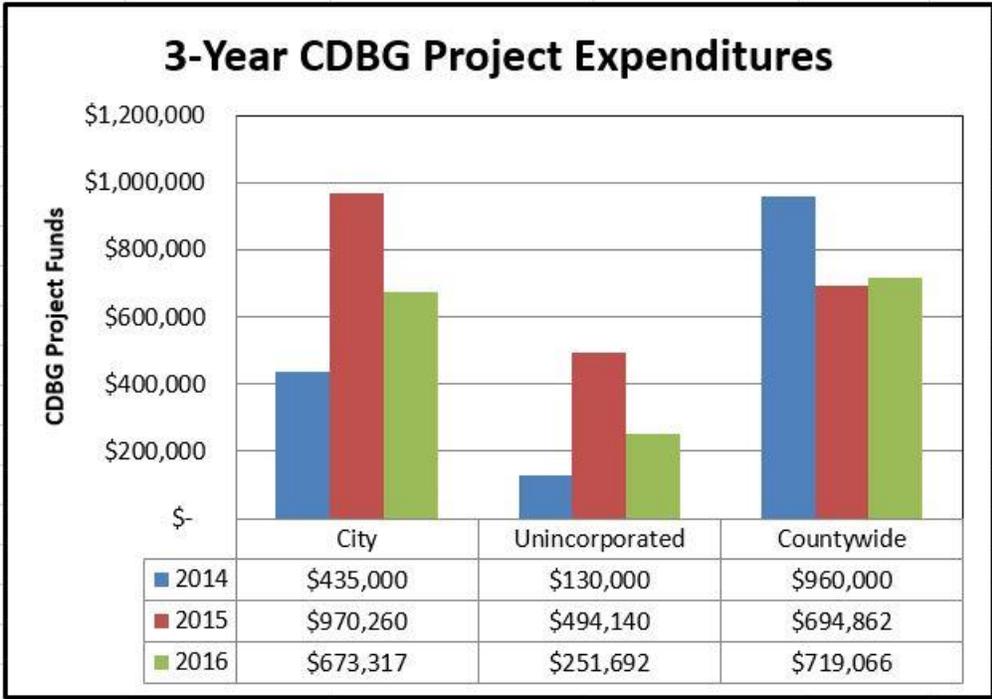
This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Clackamas County's Housing and Community Development Division has met each of the annual goals established during the 2012-2016 Consolidated Plan development process. Slow moving projects that required additional community planning have been cancelled and sponsors have been encouraged to re-apply in the next funding cycle.

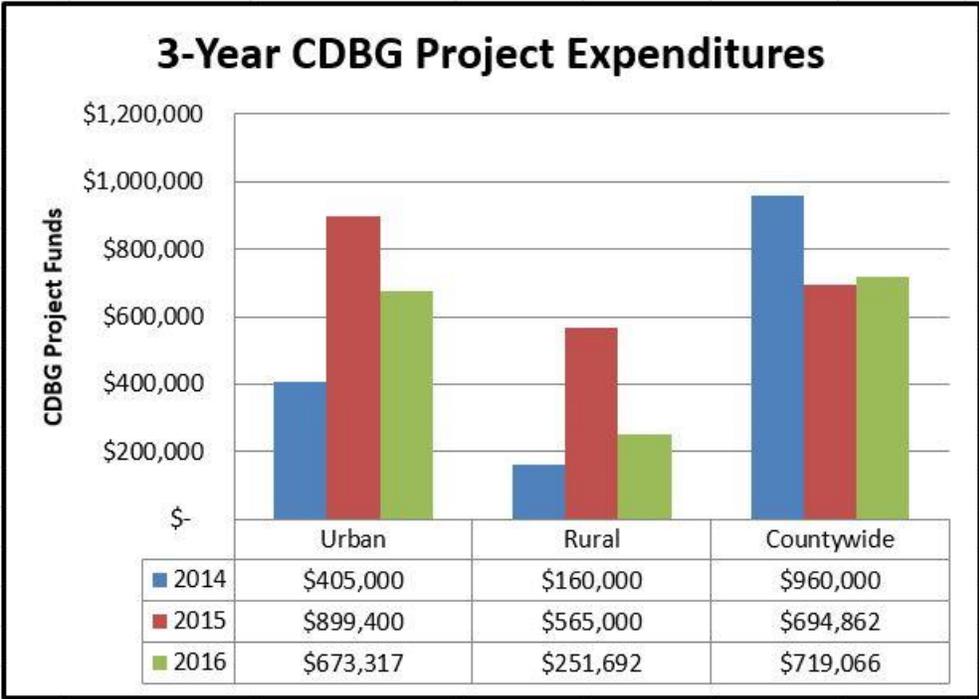
The Chart below demonstrates a trend of declining CDBG and HOME funds for Clackamas County:



HUD Formula Grant trends



City and Unincorporated Areas



Urban and Rural Areas

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens, community members and agencies participate through community meetings and inclusion on the Citizen Participation email distribution list. Meeting notices, application information and project information is distributed using this list and through the posting of public notices in the newspapers of record. A meeting notice, a schedule of dates for the Action Planning process and a list of Community Development projects were distributed to persons on the Citizen Participation list. Clackamas County now allocates CDBG funds for first 3 years of a 5-Year Consolidated Plan and a second allocation for 2 years of funding. Public meetings to discuss community needs for the two-year Plan period were held on October 29 and November 13, 2014 before the CDBG project applications were released. HCD staff provided technical assistance to community members while the project applications were available beginning on November 5, 2014. Completed project applications were due by December 18, 2014. HCD staff reviewed each project application and considered the applicants' ability to complete each project. HCD staff met with the CDBG Policy Advisory Board to review funding recommendations on March 11, 2015. The Board of County Commissioners held a public hearing to review and approve the 2015 Action Plan on April 9, 2015. A public meeting notice for the 2016 Action Plan was published in the newspapers of record, Oregon City/Clackamas Review on March 16, 2016 and in the Lake Oswego Review on March 16, 2016. The Board of County Commissioners held the public hearing on April 14, 2016 to receive feedback and testimony on the 2016 Action Plan.

All comments were accepted.

In reviewing the proposals the County used a selection process that emphasizes communication, compromise, and consensus. Working closely with all of the project sponsors Community Development program staff helped to prioritize each project and evaluate actual project costs. With a commitment to local match participation the County ensures a high degree of leveraging and maximizes the impact CDBG funds have on local communities throughout the County. 2016 is the last year of our 5-year Consolidated Plan. If projects are cancelled the funds allocated for those projects are carried forward for the following year to support new projects that will be selected as part of the next program year CDBG application funding cycle.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Clackamas County uses public meetings, emails and surveys to interact with stakeholders. HCD maintains a list of interested persons: the Citizen Participation list to communicate via email with stakeholders about meetings, dates, applications and recommendations for funding. This year a public meeting was held on February 24th and a public hearing was held on April 14th. Comments were in

support of existing programs for homeless persons, homeless veterans, affordable housing projects and services for survivors of domestic violence. Written letters were in support of affordable homeownership programs. As a result, the CHAP Homebuyer Assistance Program was funded for the FY 2016 program year.

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comments during the February 24th public meeting were in support of a first time homebuyer program and submitted by letters. Comments during the April 14th hearing were all in support of additional funding for homeless programs serving veterans, survivors of domestic violence and persons with mental illness in need of housing and services. All public comments were accepted during the February 24, 2016 Public meeting and the April 14, 2016 Public Hearing. Comments were accepted verbally, by email and in written letters. Written letters were in support of affordable homeownership programs and services.

A summary of comments is included in Appendix D of this plan.

7. Summary

The Housing and Community Development Division is identifying appropriate projects and completing those projects in a timely manner. Community Development staff working with 16 cities and towns, community partners and non-profit agencies are identifying projects and completing those projects within project budgets. Projects that do not make progress due to various factors are cancelled and the funds re-allocated based on Priority Needs areas and according to Funding Policies. Only 1 project was identified as a slow moving project from 2012. This health clinic rehabilitation project is now under construction with an anticipated completion date of July 30, 2016.

This past year Clackamas County HCD responded to a local emergency by amending our 2015 Action Plan to redirect Community Development Block Grant (CDBG) funds to provide assistance to tenants forced to leave their homes at Forest Edge Apartments and the Berryhill Park Apartments in Oregon City. Tenants needed to leave to avoid a weather related landslide event. Forms of moving and relocation assistance for low-income households included; moving and storage expenses, rental assistance, security deposit assistance, assistance locating alternative housing, emergency lodging expenses and other related and eligible costs. As a result of this experience, HCD plans to include an Optional Emergency Assistance activity in all future actions plans, which will allow the County to provide more timely and effective optional relocation assistance to victims of similar catastrophes.